



**281 Bridlemeadows Common SW
Calgary, Alberta**

MLS # A2308354



\$719,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Digital Thermostat, TV Wall mounts, Wall mounted shelves

Tucked away on a quiet cul-de-sac in the sought-after community of Bridlewood, this beautifully maintained two-storey home offers the perfect blend of space, comfort, and functionality for growing families. With over 2,665 sq ft of developed living space including the finished basement, this home features 4 bedrooms, 3.5 bathrooms, a double attached garage, and the warm, welcoming feel buyers are searching for. From the moment you step inside, you will appreciate the abundance of natural light flowing throughout the home, enhanced by large windows and an inviting open-concept layout designed for everyday living. The main floor offers a spacious front living area, rich hardwood flooring, convenient main floor laundry, and a cozy family room anchored by a gas fireplace and custom built-in entertainment wall. The kitchen is both functional and inviting, featuring stainless steel appliances, a central island, corner pantry, ample cabinetry, and a bright dining area perfect for family dinners or entertaining guests. Sliding patio doors lead directly to the large rear deck and fully fenced backyard, creating an ideal setup for summer BBQs, kids, and pets. Upstairs, the standout vaulted bonus room provides exceptional additional living space and is one of the homeowners' favourite features of the property. Whether used as a media room, playroom, or home office, the soaring ceilings and oversized windows make this space feel bright and open. The upper level also includes 3 spacious bedrooms, including the primary retreat complete with a walk-in closet and private ensuite featuring a relaxing soaker tub and separate shower. The fully finished basement adds even more versatility with a large recreation room, fourth bedroom, and a full 3-piece bathroom, offering the perfect setup for guests, teens, or extended family. Located in the family-friendly community of Bridlewood,

this home is surrounded by parks, playgrounds, pathways, schools, shopping, and convenient access to major roadways including Stoney Trail and Macleod Trail. Residents love the established feel of the neighbourhood, nearby green spaces, and quick access to Fish Creek Park and Spruce Meadows. This is the complete package in one of southwest Calgary's most welcoming communities.